



Minimum Housing Code Regulations

Community Engagement Sessions

- Ground Rules
- Code Process
- Process/Legislative Considerations
- Standards of Fitness Considerations
- Break-out Sessions
- Recap
- Next Steps

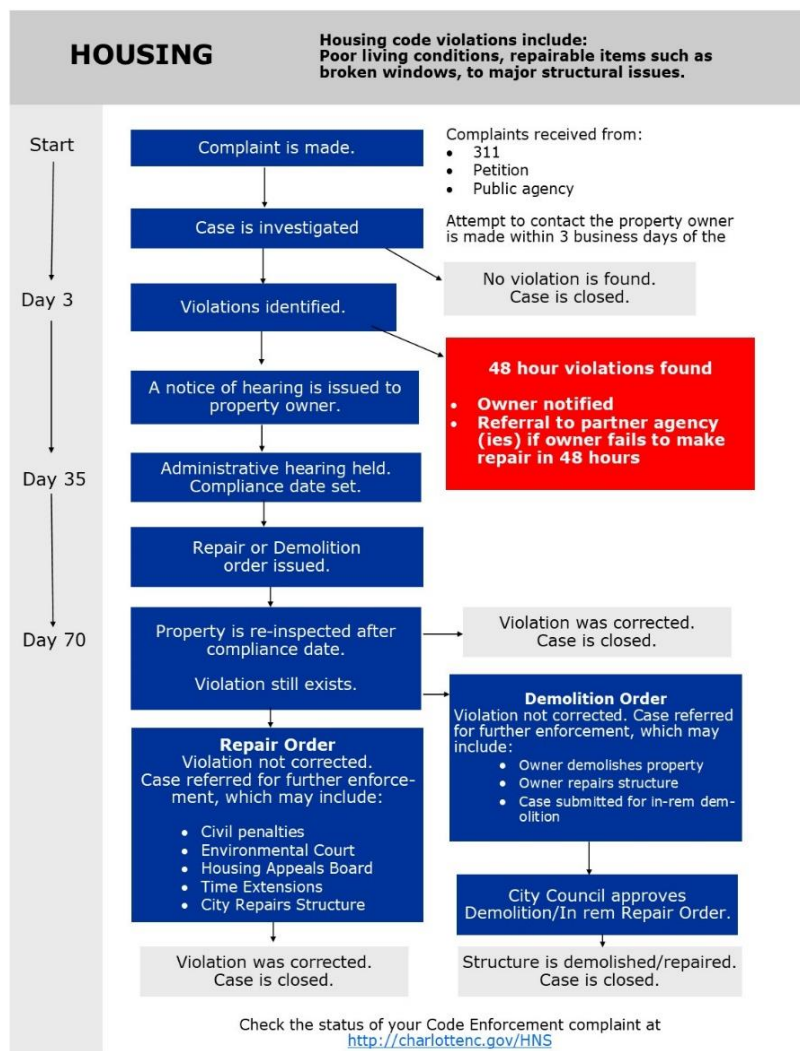


- Respect one another
- No one speaks twice before everyone speaks once
- Speak your feelings and thoughts by making “I” statements
- Listen for understanding rather than judgement
- Be open to thoughts and feelings that are different from yours
- It’s okay to disagree

BACKGROUND

- The Minimum Housing Code regulations (Chapter 11) were last revised in 2008
- Chapter 11 enforces minimum standards of fitness for dwellings and ensures homeowners and landlords keep residences in safe and sanitary conditions
- Examples of violations include:
 - Inoperable smoke/carbon monoxide detectors
 - Unclean and unsanitary conditions
 - Pest infestation
 - Unsafe wiring
 - Inoperable heat
 - Plumbing defects
 - Exit requirements
 - Structural standards





Process for 48 hour violations:

- Owner is notified and given 48 hours to correct
- If violation is not corrected, staff makes a referral
- Referrals made to:
 - Community Link
 - Charlotte Fire Department
 - Safe Home Program

PROCESS/LEGISLATIVE CONSIDERATIONS

Type	Current	Considerations
Multifamily Enhanced Rental Inspections (<i>process</i>)	<ul style="list-style-type: none"> Discretionary 	<ul style="list-style-type: none"> If a specified percent of units are inspected within a specific time frame, review of the entire development will be initiated (this will require additional staff resources)
Civil Penalties (<i>process</i>)	<ul style="list-style-type: none"> \$100 first day \$10 each additional day Begins the day after non-compliance 	<ul style="list-style-type: none"> \$100 per day Begins the day after non-compliance
Fines / Penalties (<i>process/legislative</i>)	n/a	<ul style="list-style-type: none"> Failure to correct dangerous violations in 48-hours = \$500 fine per day until corrected
Environmental Court (<i>legislative</i>)	<ul style="list-style-type: none"> Class 3 misdemeanor conviction • Probation, Up to 10 days in jail 	<ul style="list-style-type: none"> Elevate to Class 2 misdemeanor <ul style="list-style-type: none"> • Probation, Up to 30-days in jail
Unresponsive Owners (<i>legislative</i>)	n/a	<ul style="list-style-type: none"> Require banks to file deeds within 60 days of foreclosing on a property

- Space and Use
- Light and Ventilation
- Plumbing
- Heating
- Structural Standards
- Property Maintenance

- Answer the following questions:
 - How familiar are you with the city's Minimum Housing Code Ordinance?
 - Have you ever participated in a Minimum Housing Code Ordinance enforcement process?
 - Do you have concerns about the Minimum Housing Code Revisions?
 - What do you support in the Minimum Housing Code revisions? Why?
 - What do you NOT support in the Minimum Housing Code revisions? Why?
- Recap

- Host community meetings (6 – 7:30 pm)
 - May 30, 2019 – Bette Rae Thomas Recreation Center
 - June 4, 2019 – Eastern Hills Baptist Church
 - June 6, 2019 – Camino Community Center
- Online Survey: charlottenc.gov/codeenforcement
Open until June 10, 2019
- Compile recommendations based on outcome of meetings
- June 19: Recommendations to Neighborhood Development Committee